



AGENDA
Urban Renewal District Advisory Committee

TUESDAY, March 2, 2010 - 5:30 p.m.
City Hall Council Chambers
187 SE Court Street

Chair: Councilor Brian Dalton

1. CALL TO ORDER
2. APPROVAL OF MINUTES - Meeting of February 2, 2010
3. PUBLIC COMMENTS
4. OLD BUSINESS
 - a. Update on Project Planning for coming year
 - b. Location of Information signs
5. NEW BUSINESS
 - a. Proposed UR budget for FY 2010-2011
6. MEMBER COMMENTS
7. STAFF COMMENTS
8. OTHER BUSINESS



**City of Dallas
Urban Renewal District Advisory Committee
Council Chambers – City Hall
January 5, 2010 5:30 p.m.**

Present: Chair Brian Dalton, Mayor Jim Fairchild, Randy Hunter, Ken Jacroux, Chelsea Pope, Sue Rhode, and Ron Dodge

Absent: Nancy Adams, Penny Cox, Wes Scroggin and Ken Woods Jr.

Staff: City Manager Jerry Wyatt, Community Development Director Jason Locke, Planner John Swanson and Recording Secretary Joanne Ballweber.

MINUTES

CALL TO ORDER

Chair Brian Dalton opened the meeting at 5:30 p.m.

APPROVAL OF MINUTES –

Chair Brian Dalton asked for additions and corrections, and hearing none, declared the minutes of December 1, 2009 were approved as presented.

PUBLIC COMMENTS

Chair Dalton called for public comments.
There were none.

OLD BUSINESS

Tree Planting in Downtown

Mr. Locke stated he hoped the trees would be completely planted by the end of next week. There were a few more problems involved in cutting and preparing the wells than anticipated. There are six (6) trees in the ground now on Jefferson and Washington Streets.

Urban Renewal Plan Financial Analysis Update

Mr. Locke indicated he has had a number of conversations with Mr. Tashman regarding the plan and asked him to do some revisions and some additional revenue analysis work on the existing district and projected expansion to bring it more into line with what is actually happening. Mr. Locke added that Mr. Tashman has provided a draft and he will review it and have it available for the next meeting.

There was discussion regarding the option of investing in real estate and expanding the district. Mr. Locke said the Urban Renewal Plan states we could only purchase property from willing sellers. There was also discussion among the audience, staff and committee members regarding what money, if any, has been set aside for the purchase of property. Chair Dalton said it is early in the conceptual stage for this and the Urban Renewal Committee has not had much discussion on it.

NEW BUSINESS

Urban Renewal Budget Update

Mr. Locke reviewed the expenditure report attached with the agenda, with the Urban Renewal Committee. Mr. Locke said there is a balance for the fiscal year of about \$40,000 dollars for projects.

There was discussion regarding when revenues are recorded. Mr. Locke said revenues generally come in when people pay their property taxes. Mr. Wyatt advised that 70% is received in November and the rest is received throughout the remaining fiscal year. Chair Dalton explained the difference between capital and investment spending.

Project Planning for Coming Year

Mr. Locke spoke about working on the remainder of the Mill Street Project which encompasses an additional one and a half (1 ½) blocks. He estimated the cost would be about \$20,000 for the flat work. Mr. Locke stated if that was a project the committee wanted, we would get more complete estimates. Chair Dalton added this project would also include artistic elements such as drinking fountains, art work and pavers which would be an additional expense to the \$20,000. Mr. Locke said another project would be to implement the directional signs. He estimated that would cost about \$5,000 as we already have the poles.

Mr. Locke stated another potential project is the existing light poles. He added that just changing the color on the poles would significantly impact the aesthetic of the downtown. Mr. Locke said there is one more project that the Urban Renewal Advisory Committee may want to consider. Mr. Locke advised there is a problem on Main Street with some existing old wooden poles and the way banners for various events are hung on them. Mr. Locke said the poles will probably need to be replaced in the same manner as they were on Ellendale. The cost of that project is unknown at this time but he estimated it at \$15,000 dollars.

Mr. Jacroux asked about the next phase of tree planting. Mr. Locke answered, now that there is knowledge on the costs, which can be studied in the next month or two. Mr. Locke added a decision will have to be made on where the trees will go and how many will be planted.

There was discussion on backless benches. Mr. Grimes, who manages the Dallas Liquor Store on Mill Street, said the backless bench is attracting skateboarders as it is the perfect structure for them to jump on with their board. He said he continually tells skateboarders to get off of it.

Mr. Jacroux said the committee members should make suggestions to Mr. Locke if they want to add additional projects to the list that was just discussed. Chair Dalton stated the Committee should endorse Mr. Locke to start the sign project with \$5,000. The committee members agreed.

MEMBER COMMENTS

None

STAFF COMMENTS

None

OTHER BUSINESS

Tim Grimes spoke about the downtown parking ordinance and enforcement.

The meeting adjourned from City Hall at 6:21 p.m.



Community Development Department

Memo

To: Urban Renewal Advisory Committee
From: Jason Locke, Community Development Director
Date: 2/26/2010
Re: UR Projects this FY

This FY

- 1) The western half of the north side of Mill St: Project would include new curbs and pavers matching the previous project, but not replace the existing sidewalk, which is in good condition. Cost: \$10,000
- 2) Street directional signs downtown. Cost: \$5000
- 3) Purchase additional street furniture to place around downtown (Library). Cost: \$8000.

Total: \$23,000

Next FY

Downtown light post repainting: Project would include repainting of all the silver light posts downtown black. The lights do contain lead paint. Cost: \$300-800 per light (20+/-)

Banner poles: 2 light poles similar to the poles on E. Ellendale, installation, rewiring, pole attachments. Cost: Light Poles \$9000 plus installation (all power to lights needs to be undergrounded, bases poured, etc). Also, if there is additional

reinforcement to accommodate other attachments, the cost of the poles could go up.


Tree Planting: Continue to replace trees in the downtown (Mill Street from Main to Church). Cost: \$5000

Sidewalk Replacement: Choose a block to implement the new sidewalk design (Mill Street from Main to Church on the south side) Cost: \$20-25,000.



Community Development Department

Memo

To: Urban Renewal Advisory Committee
From: Jason Locke, Community Development Director 
Date: 2/26/2010
Re: UR Budget for FY 2010-11

The UR district budget will look something like this for FY2010-11:

| | |
|------------------------------|---------------|
| Projected Revenue: | \$82,000 |
| Carryover from Projects: | \$15,000(est) |
| Carryover from Debt Service: | \$56,000(est) |

Based on projections, we will have a total of approximately \$153,000, of which staff would propose budgeting \$100,000 for debt service and \$53,000 for projects and materials/services. This allows us to save money for property acquisition or bonding, while still having significant funds for capital projects.